

CERTIFICATE OF APPROPRIATENESS

Application Date: April 14, 2016

Applicant: Alan Stilts, PBK Architects for Jim McShane, owner

Property: 1505 South Blvd, Lot 5, Tract 6A Broadacres Subdivision. The property includes a historic 6,700 square foot, two-story brick single-family house with a detached garage situated on a 79,870 square foot interior lot.

Significance: Contributing Georgian Revival residence, constructed circa 1951, located in the Broadacres Historic District. Our historic inventory states that the house was built in 1926-27. The house was rebuilt after a gas explosion in 1951; it is still a contributing property in the Broadacres Historic District.

Proposal: Alteration - Remove all wood 1-over-1 and casement windows and non-original wood doors on the residence and replace with 1-over-1 and casement wood windows and doors with 5/8" insulated glazing.

- The doors on the first and second levels were installed in the 1980's.

See enclosed application materials and detailed project description on p. 3-26 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Partial Approval: Approval to replace both first and second floor doors and denial to replace the original 1-over-1 and casement windows.

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

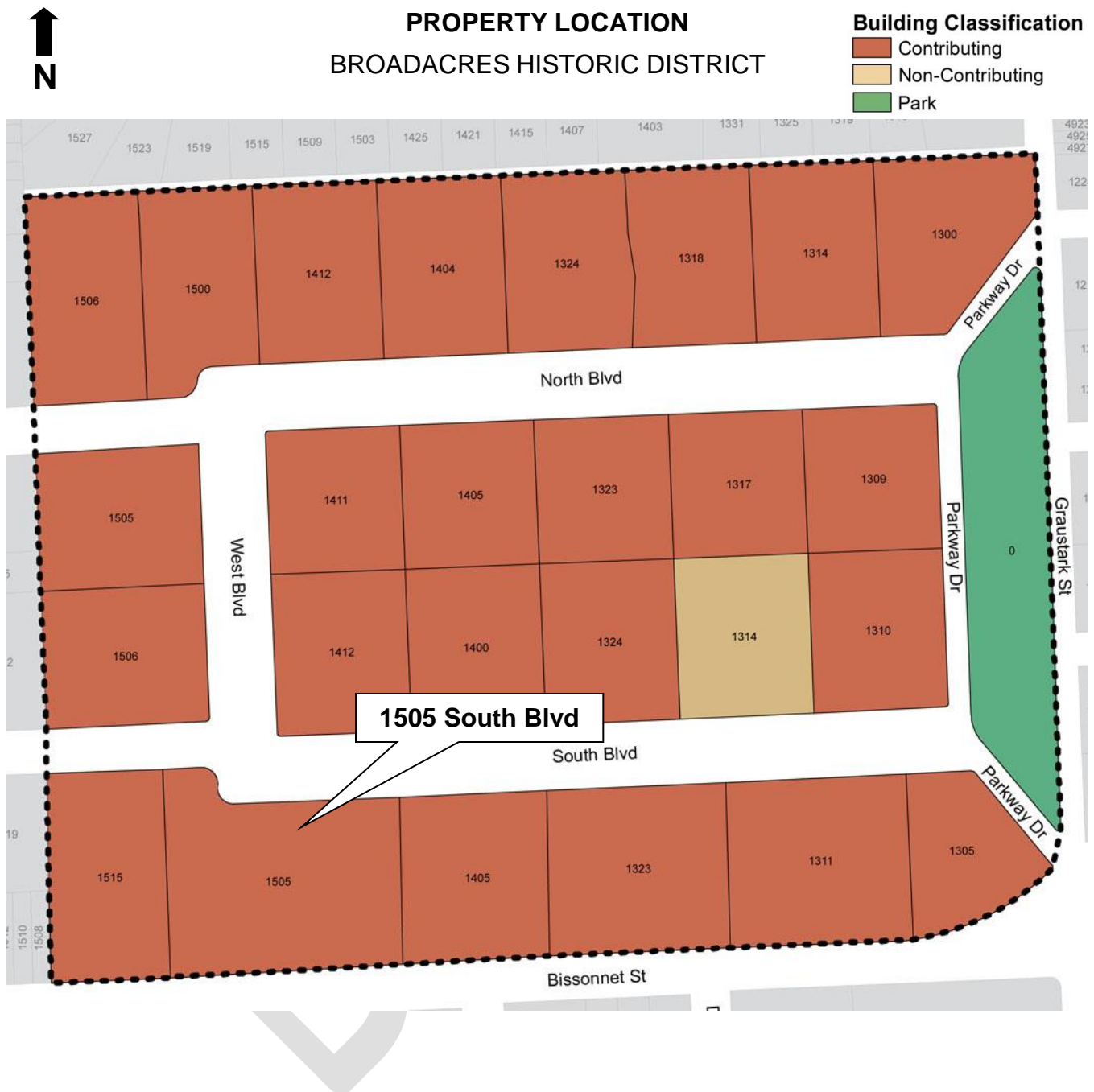
S D NA

S - satisfies D - does not satisfy NA - not applicable

- | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The original wood windows are distinguishing features of the property and should be retained. Staff confirmed that some windows had minor moisture damage, but were not damaged beyond repair.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The original wood windows are distinguishing features of the property and should be retained. Staff confirmed that some windows had minor moisture damage, but were not damaged beyond repair..</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
<i>Removal of the windows does not maintain the features and results in the permanent loss of historic material.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
<i>The original wood windows are distinguishing features of the property and should be retained. Staff confirmed that some windows had minor moisture damage, but were not damaged beyond repair..</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements.
<i>The original wood windows are distinguishing features of the property and should be retained. Staff confirmed that some windows had minor moisture damage, but were not damaged beyond repair. The removal of the windows results in permanent loss of historic material.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and |

- ☐ ☐ ☒ (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

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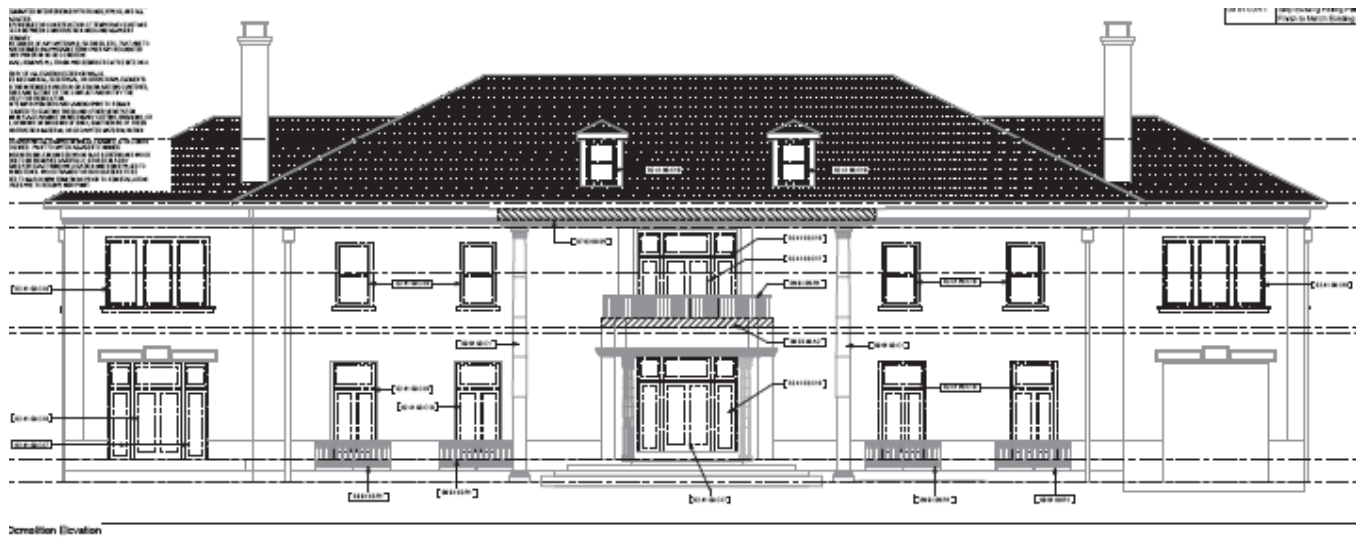
CURRENT PHOTO



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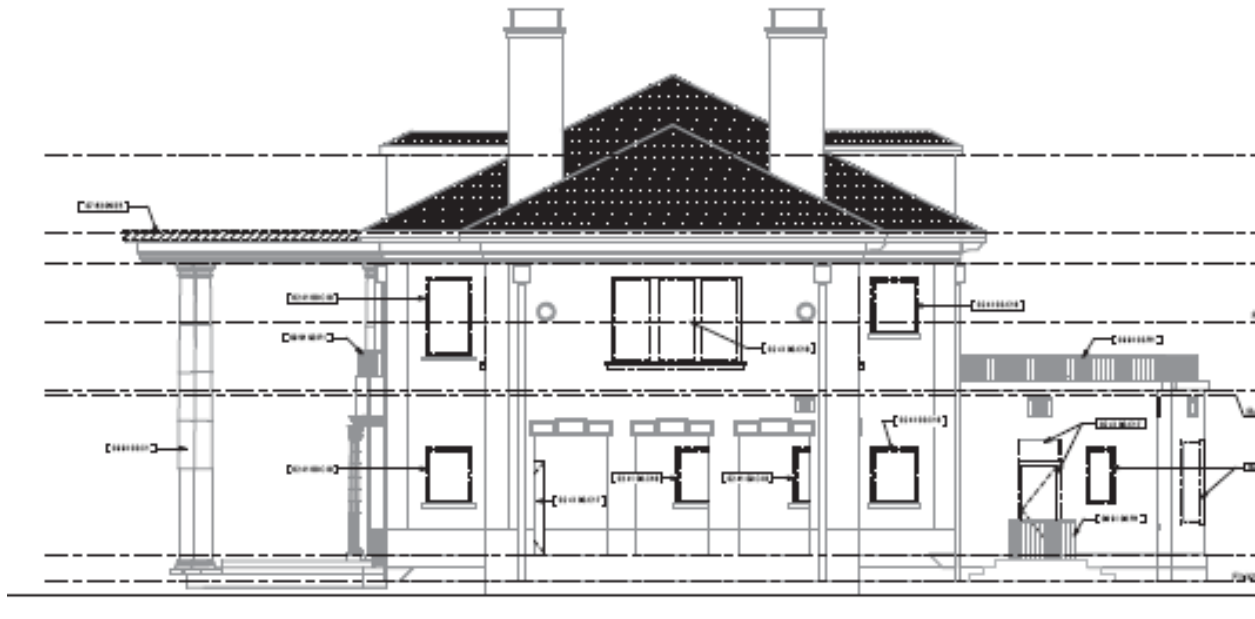
NORTH ELEVATION – FRONT FACING SOUTH BOULEVARD

EXISTING



WEST SIDE ELEVATION

EXISTING



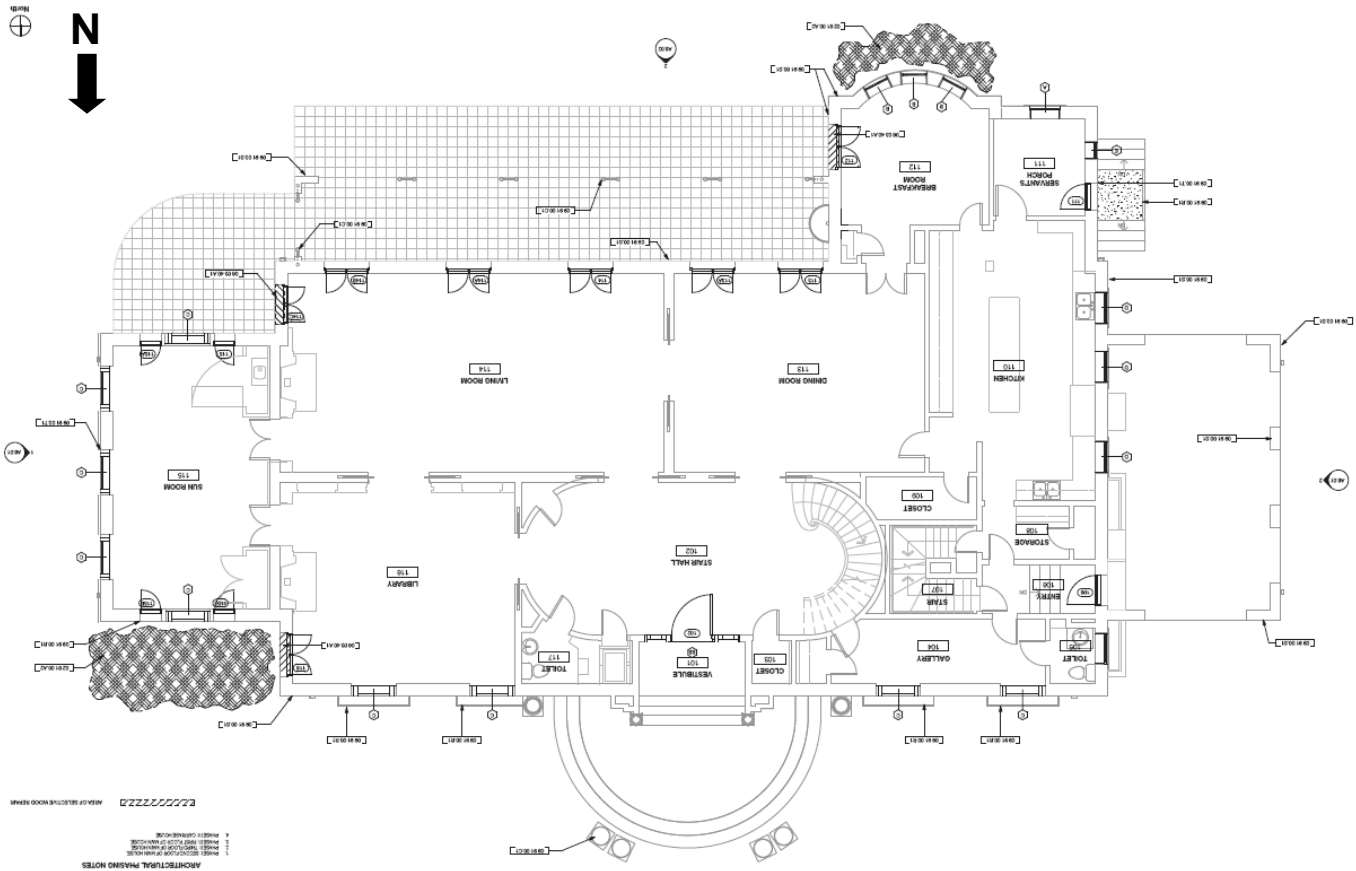
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EAST SIDE ELEVATION

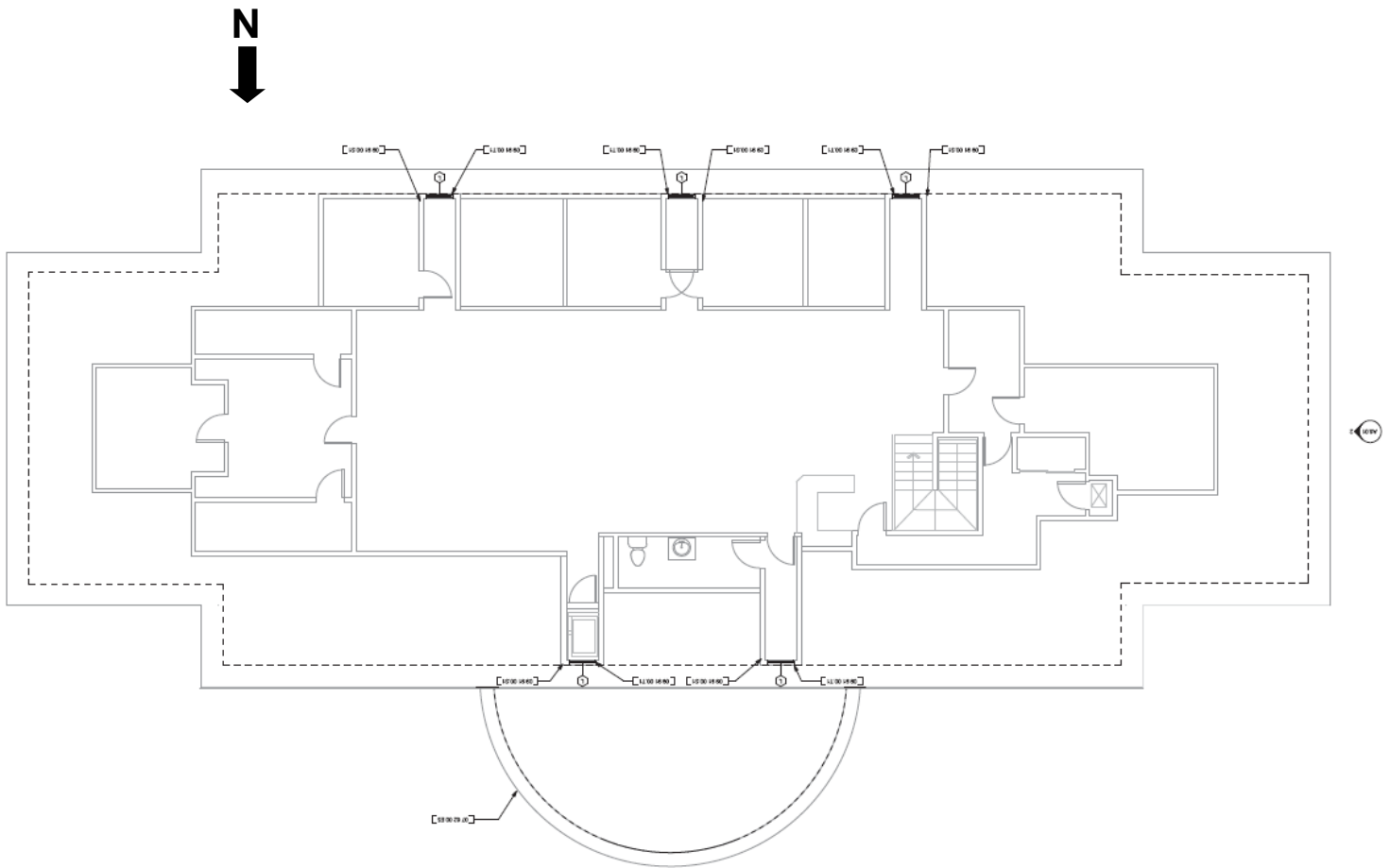
EXISTING



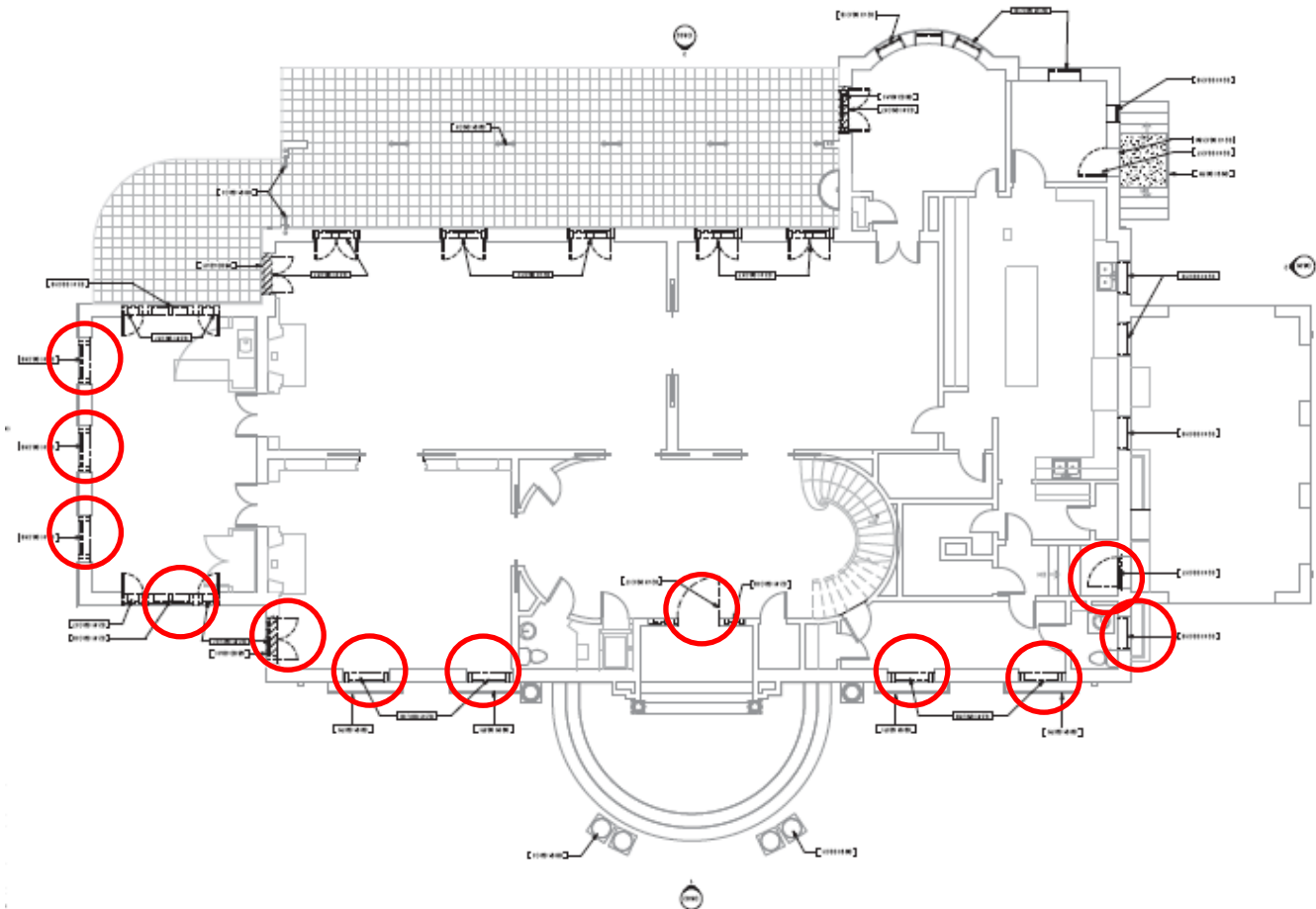
FIRST FLOOR PLAN



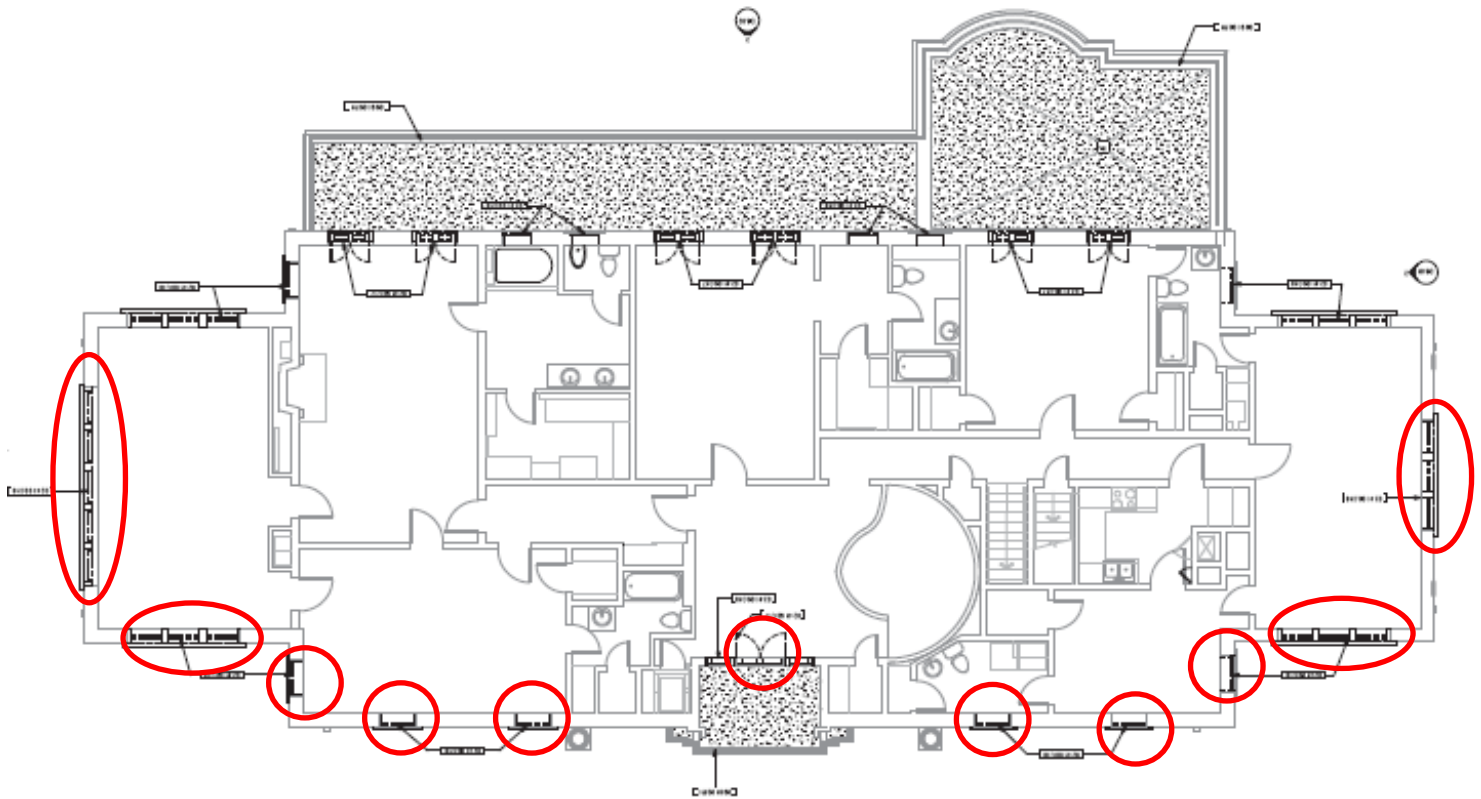
THIRD FLOOR PLAN



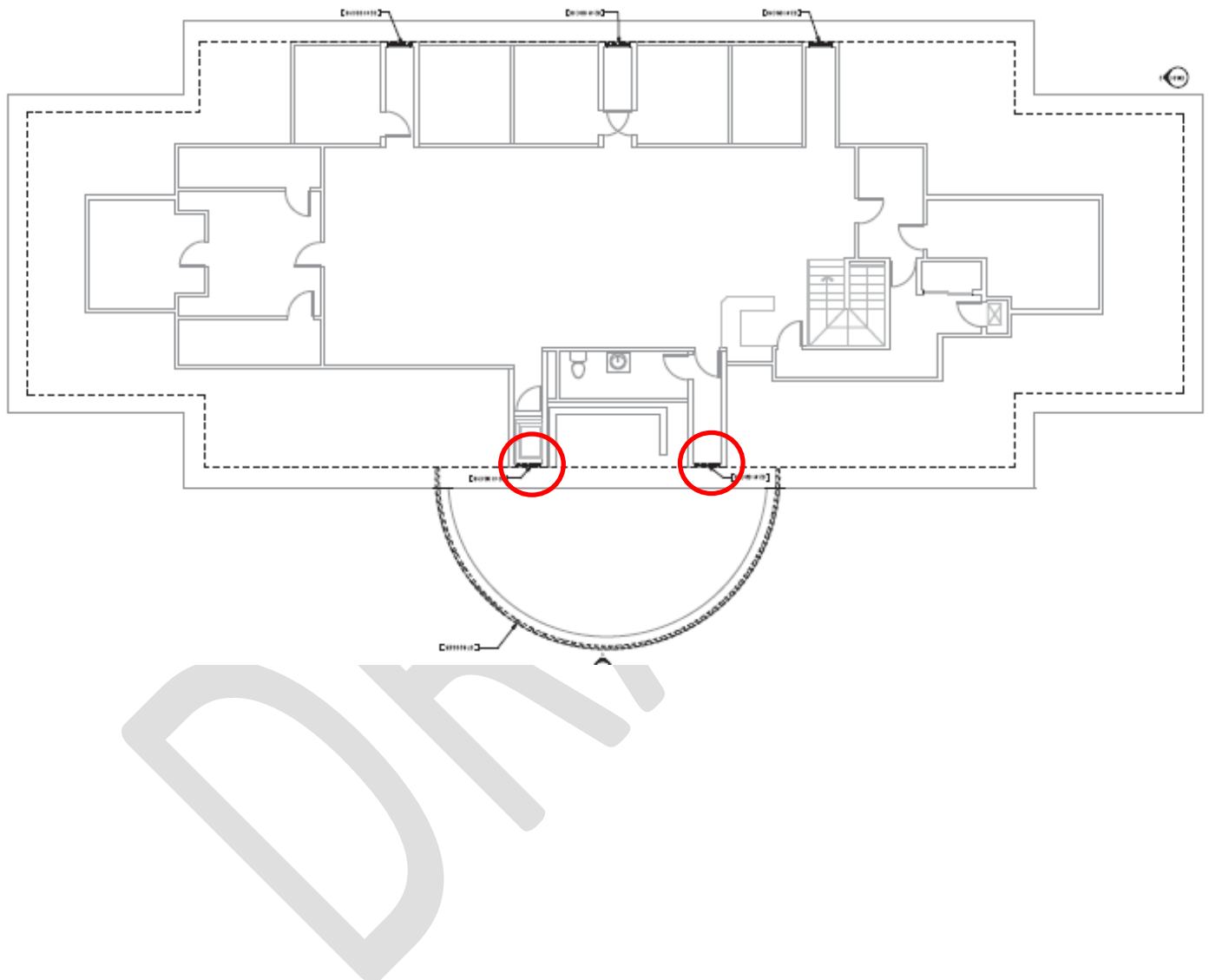
FIRST FLOOR DEMO PLAN



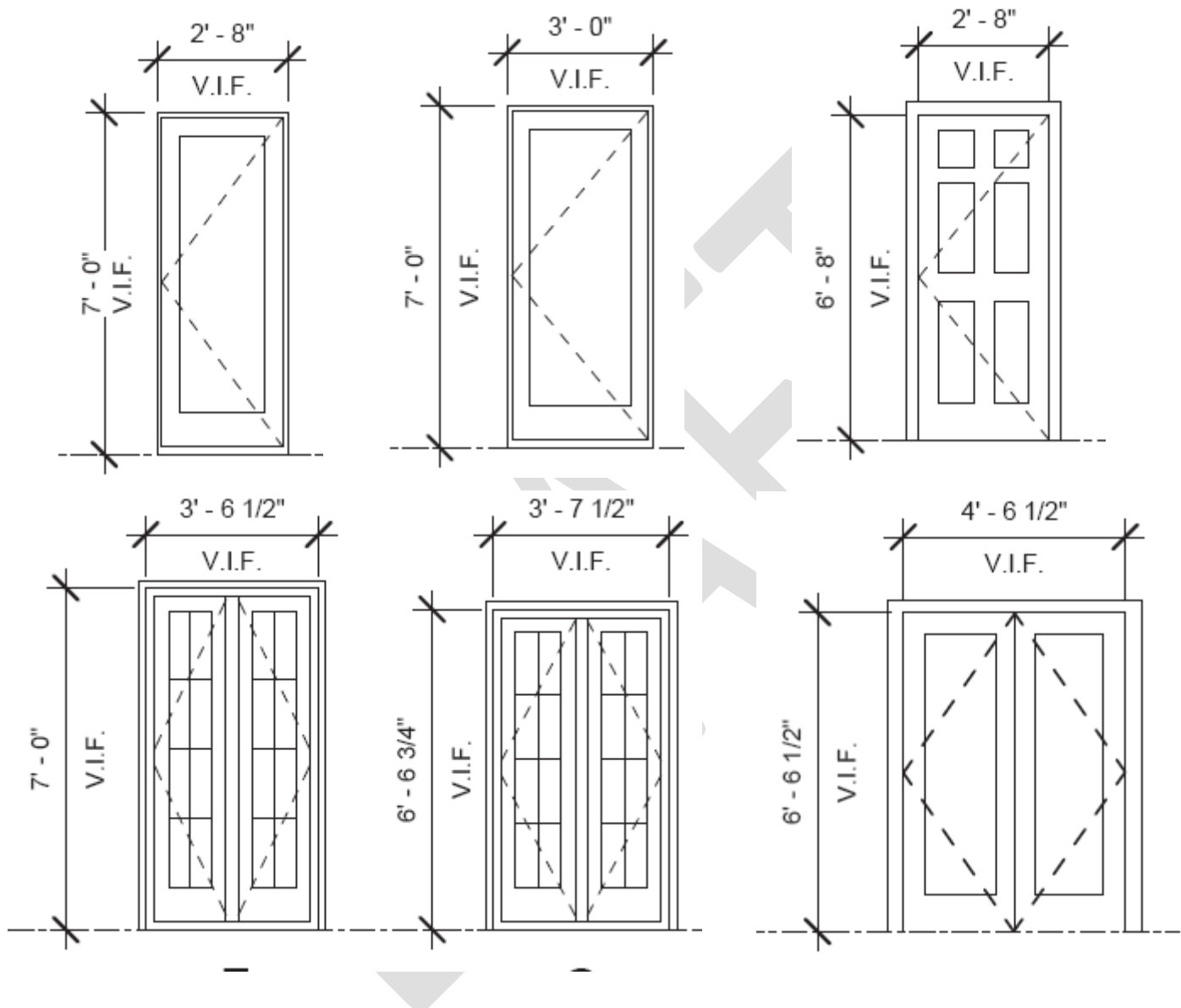
SECOND FLOOR DEMO PLAN



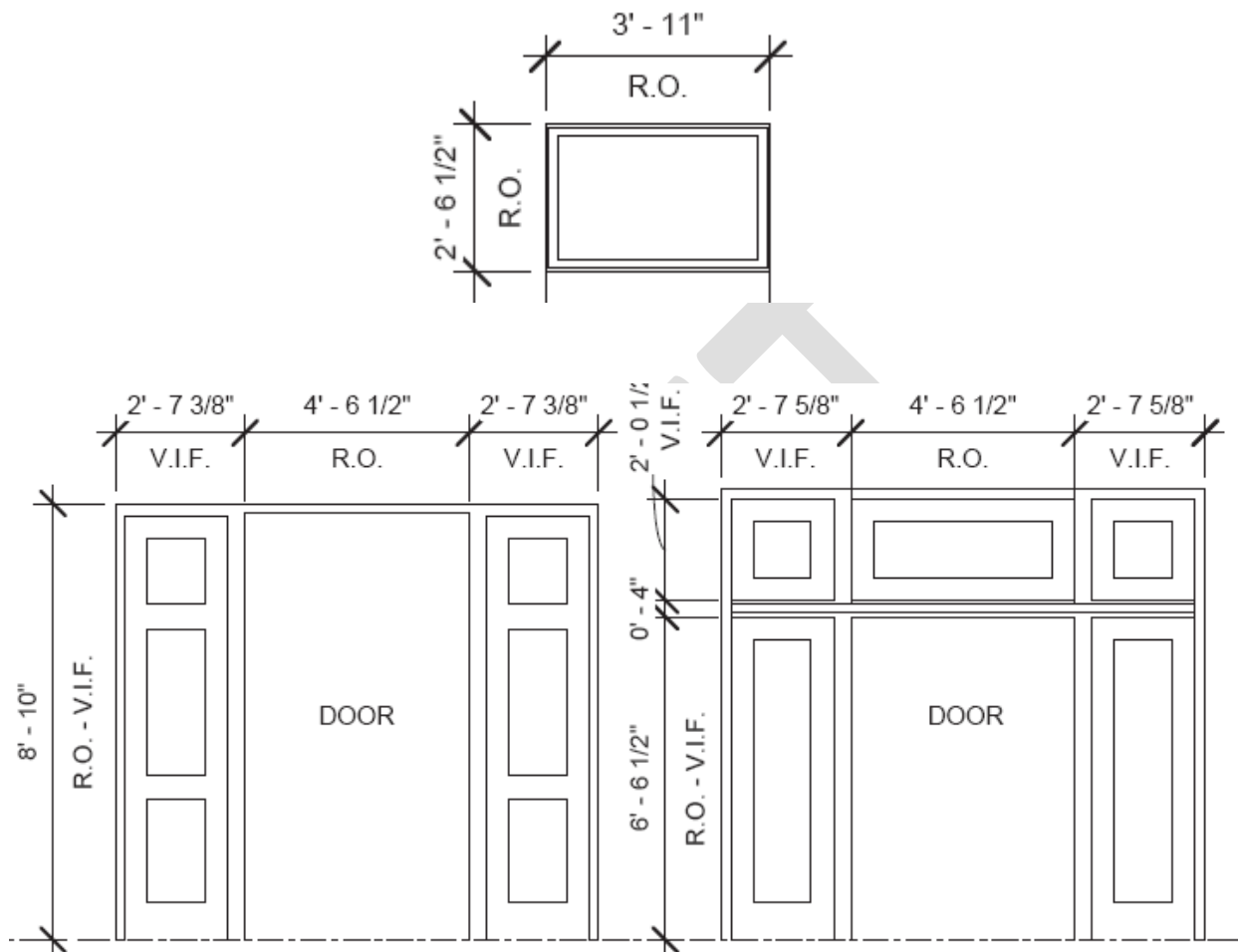
THIRD FLOOR DEMP PLAN



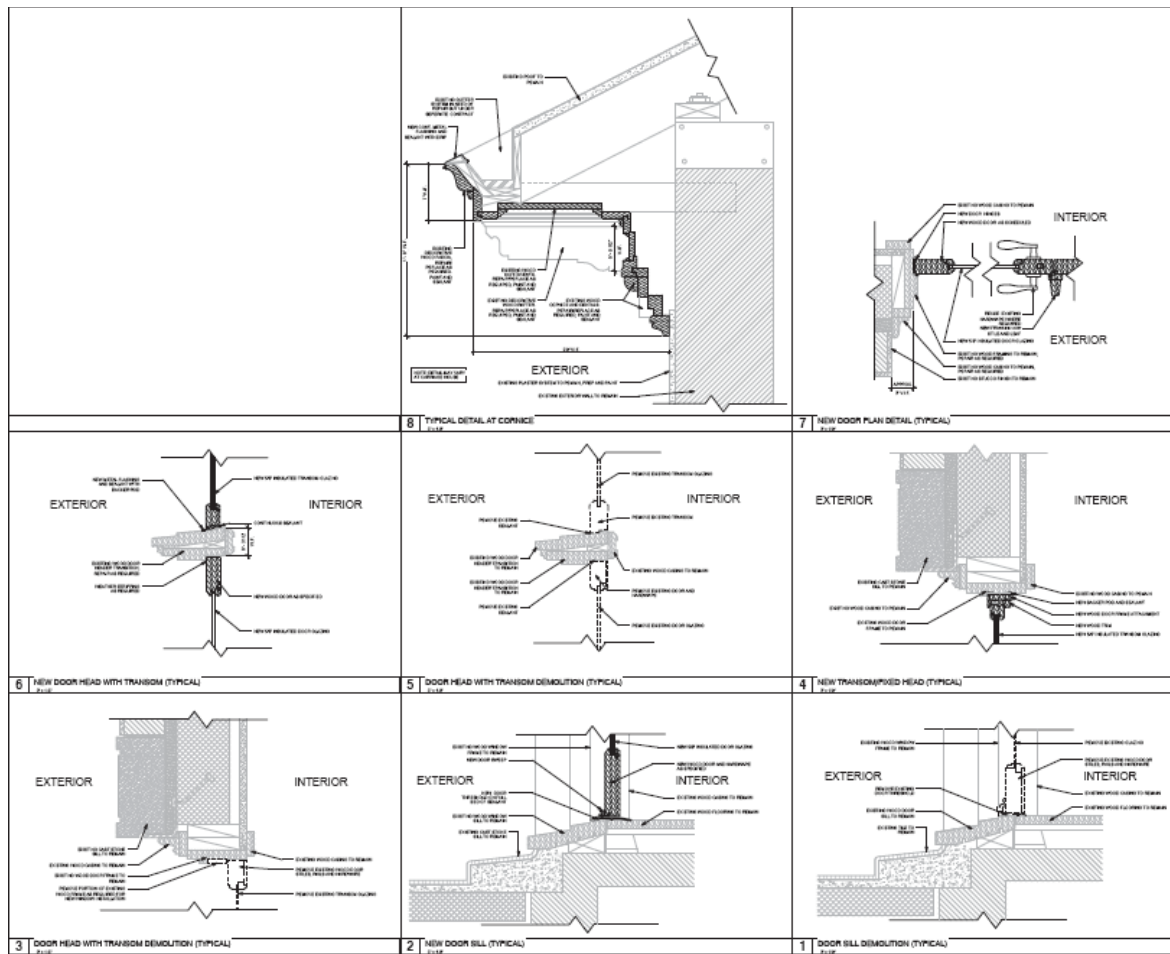
WINDOW / DOOR SCHEDULE



WINDOW / DOOR SCHEDULE



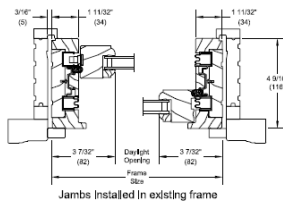
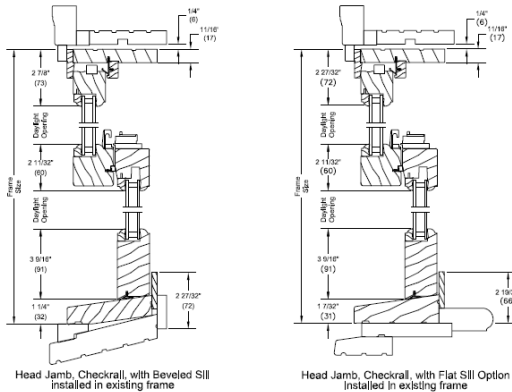
DOOR CUT SHEET



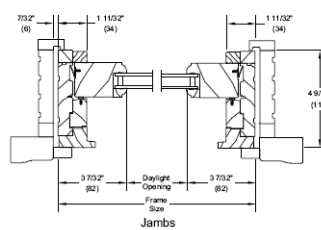
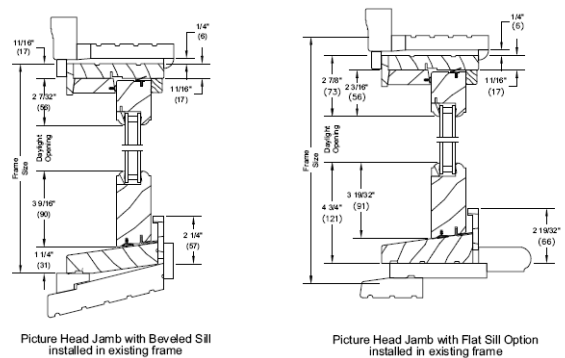
WINDOW CUT SHEET

Operator Window Cut Sheet

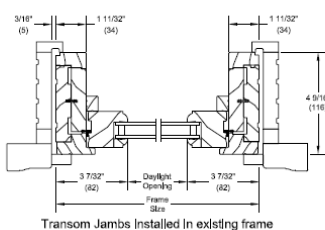
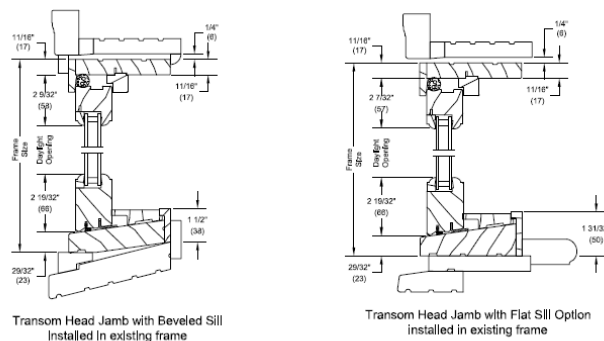
Scale: 3" = 1' 0"



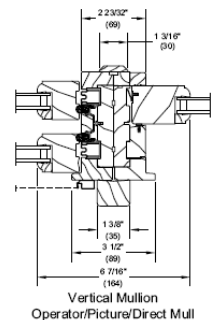
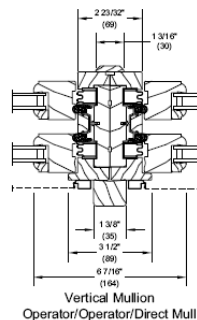
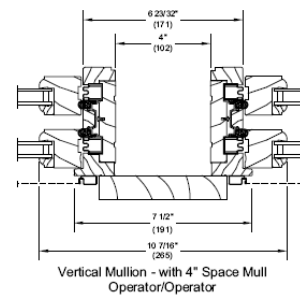
Picture Window Cut Sheet



Transom Window Cut Sheet



Mullions Cut Sheet



OTHER APPLICATION MATERIALS

WINDOW DAMAGE



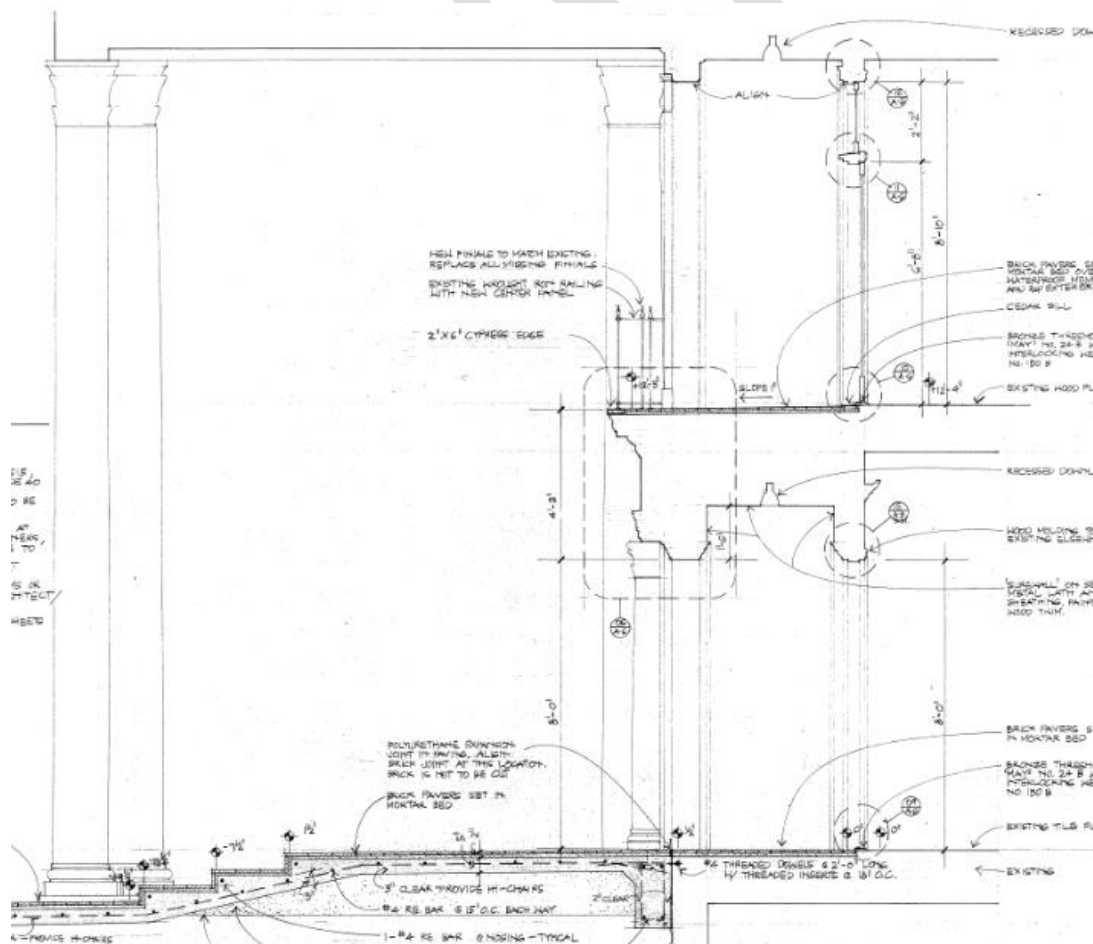
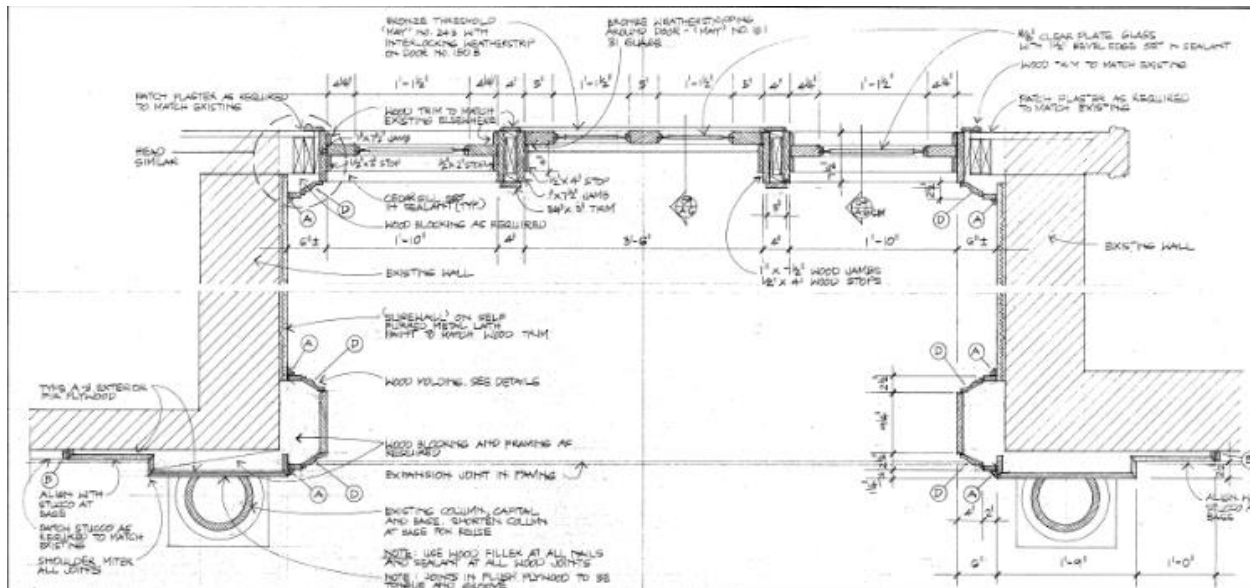
OTHER APPLICATION MATERIALS

WINDOW DAMAGE



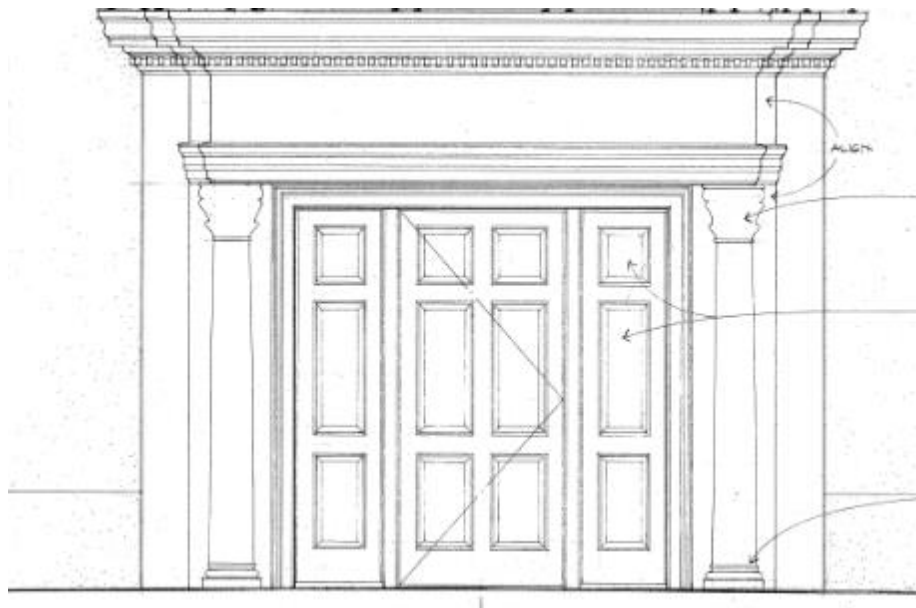
OTHER APPLICATION MATERIALS

MAIN ENTRANCE NEW DOOR PLANS-1981



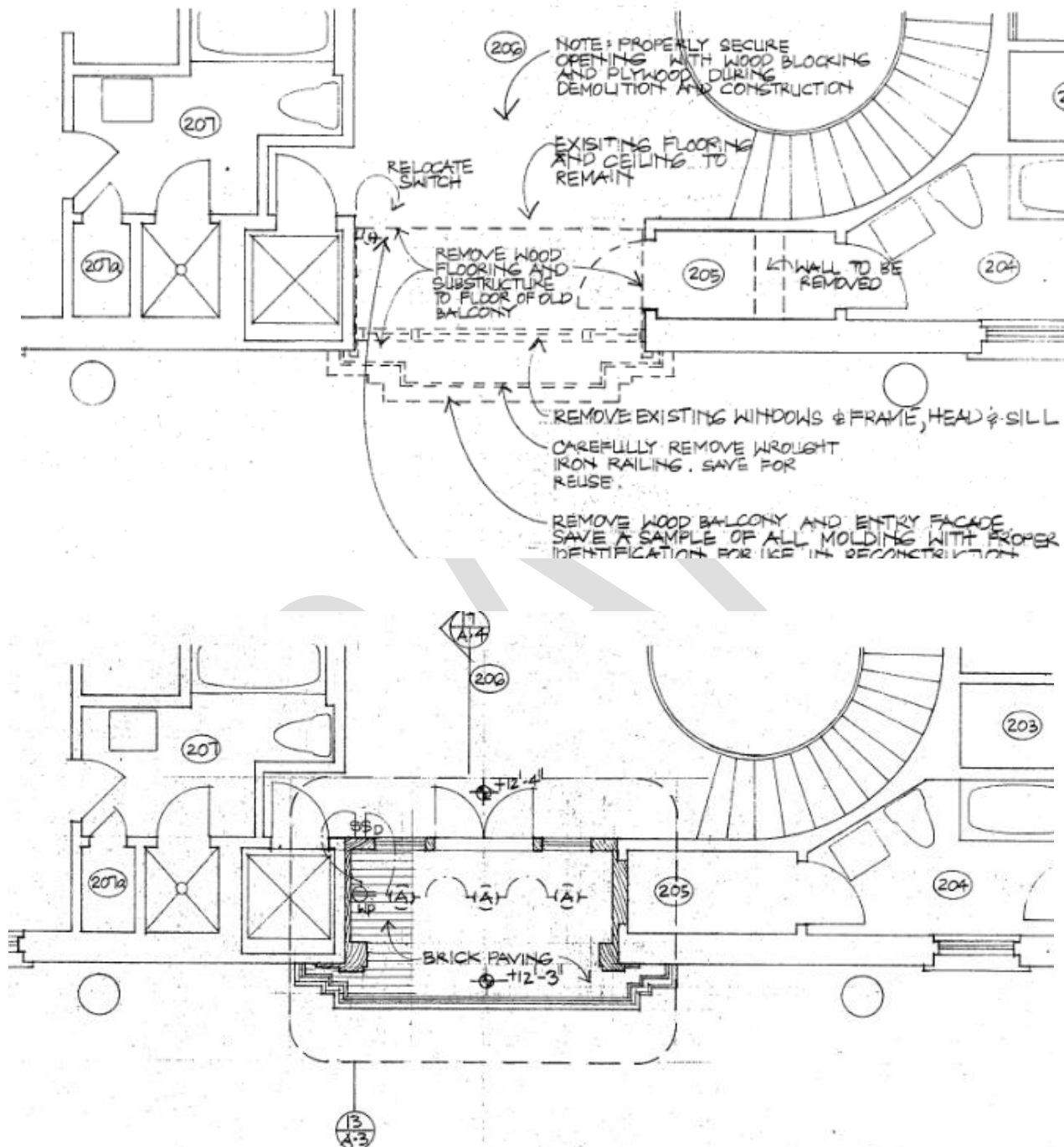
OTHER APPLICATION MATERIALS

MAIN ENTRANCE NEW DOOR PLANS-1981



OTHER APPLICATION MATERIALS

SECOND FLOOR BALCONY NEW DOOR PLANS-1981



PROJECT DETAILS

Windows/Doors: Existing: All windows on the first floor on the north and east façades are tall casement style windows topped with transoms. All windows on the first floor on the west façade are 1/1 single hung windows. All windows on the second floor are 1/1 single hung windows. The main entrance door is a six lite solid wood door flanked by side lites. The second floor balcony has wood French swinging doors, topped with a transom and flanked by side lites.

Proposed: Windows and doors will be painted solid wood frames with 5/8" insulated glazing and will match the current lighting configuration. New frames will have a depth of 4 9/16", the jambs will have a thickness of 1 1/16" and the sill will have a thickness of 1". New sashes for the operable windows will be 1 5/8" and the picture windows will range from 1 5/8" – 2".

Front Elevation: On the first floor ten windows, six transom windows and one set of doors will be replaced. On the second floor eleven windows, one transom and one set of doors will be replaced. On the third floor two windows will be replaced.
(North)

Side Elevation: On the first floor four windows and transoms will be replaced. On the second floor six windows will be replaced.
(East)

Side Elevation: On the first floor four windows and one door will be replaced and on the second floor four windows will be replaced.
(West)